



TOWN CLERK'S OFFICE
ARLINGTON, MA 02476

2020 OCT -8 AM 8:23

**Town of Arlington
Redevelopment Board
730 Massachusetts Avenue
Arlington, MA 02476**

RECEIVED

**Legal Notice
Public Hearing
Zoning Bylaw Amendments**

In accordance with the provisions of the Town of Arlington, Massachusetts Zoning Bylaw and Massachusetts General Laws Chapter 40A, a public hearing will be held by the Arlington Redevelopment Board (ARB) on **Thursday, October 22, 2020, Monday, October 26, 2020, and Wednesday, October 28, 2020**. The ARB will hear public comments on the proposed amendments to the Zoning Bylaw. After receiving public comments, the ARB will make recommendations on the proposed amendments for Special Town Meeting, which will begin on Monday, November 16, 2020.

The following articles propose changes to the Zoning Bylaw and are the subject the public hearing scheduled for **Thursday, October 22, 2020, beginning at 7:00 PM**, via Zoom at <https://town-arlington-ma-us.zoom.us/j/91519677337>, Meeting ID: 915 1967 7337, or by calling (646) 876-9923 Meeting ID 915 1967 7337#

ARTICLE A (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/PARKING REDUCTIONS IN THE B3 AND B5 DISTRICTS

To see if the Town will vote to amend the Zoning Bylaw to allow the Board of Appeals or Arlington Redevelopment Board, as applicable, to reduce the parking requirement as low as zero in the B3 and B5 Districts through Special Permit where businesses have no ability to create new parking by amending SECTION 6.1.5. PARKING REDUCTION IN BUSINESS, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL ZONES; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE B (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/DEFINITIONS RELATED TO OPEN SPACE

To see if the Town will vote to amend the Zoning Bylaw by renaming the terms "Open Space", "Open Space, Usable" and "Open Space, Landscaped" in Section 2 – Definitions; or take any action related thereto.

(Inserted at the request of Stephen A. Revilak and 10 registered voters)

ARTICLE C (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/NOTICE OF DEMOLITION, OPEN FOUNDATION EXCAVATION, NEW CONSTRUCTION, OR LARGE ADDITIONS

To see if the Town will vote to amend the Zoning Bylaw in Section 3.1.B. by appending to the end of this section the sentence: "No such permit shall be issued until the Building Inspector finds that the applicant is in compliance with the applicable provisions of Title VI, Article 7 of the Town Bylaws."; or take any action related thereto.

(Inserted at the request of Michael Ruderman and 10 registered voters)

The following articles propose changes to the Zoning Bylaw and are the subject the public hearing scheduled for **Monday, October 26, 2020, beginning at 7:00 PM** via Zoom at <https://town-arlington-ma-us.zoom.us/j/93824818427>, Meeting ID: 938 2481 8427, or by calling (646) 876-9923, Meeting ID 938 2481 8427#

ARTICLE D (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/ACCESSORY DWELLING UNITS

To see if the Town will vote to allow Accessory Dwelling Units (ADUs) in single and two-family dwellings in residential districts, or take any action related thereto by amending the Zoning Bylaw as follows: Section 1.2 Purposes to add "to encourage housing for persons at all income levels and stages of life": and Section 2.5 Definitions Associated with Dwelling: to add An ACCESSORY DWELLING UNIT, OR ACCESSORY APARTMENT, "Accessory dwelling unit", four or more rooms constituting a self-contained accessory housing unit, inclusive of sleeping, cooking and sanitary facilities on the same premises as the principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code and state fire safety code; (ii) is not larger in floor area than 1/2 the floor area of the principal dwelling. And Section 3.3.3 Special Permits to add "in the case of requests for special permits for Accessory Dwelling Units, the use will add to the need for a range of affordable housing opportunities for the Town." And Section 5.2.3 Districts and Uses: to add "to allow for the creation of accessory dwelling units in all zoning districts which allow residential use, (Include in Section 5.4 Residential Districts); or take any action related thereto.

(Inserted at the request of Barbara Thornton and 10 registered voters)

ARTICLE E (tentatively scheduled, subject to change)

ZONING BYLAW AMENDMENT/IMPROVING RESIDENTIAL INCLUSIVENESS, SUSTAINABILITY, AND AFFORDABILITY BY ENDING SINGLE FAMILY ZONING

To see if the Town will vote to or take any action related thereto: To amend the Zoning Bylaw for the Town of Arlington by expanding the set of allowed residential uses in the R0 and R1 Zoning Districts with the goal of expanding and diversifying the housing stock by altering the district definitions for the R0 and R1 Zoning Districts.

(Inserted at the request of Benjamin Rudick and 10 registered voters)

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The following article proposes changes to the Zoning Bylaw and is the subject the public hearing scheduled for **Wednesday, October 28, 2020, beginning at 7:00 PM**, via Zoom at <https://town-arlington-ma-us.zoom.us/j/97526798411>, Meeting ID: 975 2679 8411, or by calling (646) 876-9923, Meeting ID 97526798411#

ARTICLE F (tentatively scheduled, subject to change)
ZONING MAP AMENDMENT/REZONE TOWN PROPERTY

To see if the Town will vote to rezone a parcel of land belonging to the Town of Arlington with access from Grove Street and being identified by Map 54, Block 3, Lot 2.B from R1 to I, or take any other action related thereto.

(Inserted at the request of the Town Manager)

The draft language of the proposed amendments to the Zoning Bylaw is available on Thursday, October 8, 2020 may be viewed and downloaded from the Redevelopment Board webpage of the Town's website at www.arlingtonma.gov.

Rachel Zsebery, Chair
Arlington Redevelopment Board

AA 10/8/20, 10/15/20